

043.A

Map

0006

Block

0044.2

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 468,800 /

USE VALUE: 468,800 /

ASSESSed: 468,800 /

Total Card /

Total Parcel

468,800

468,800

468,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		BEACON ST, ARLINGTON

OWNERSHIP

Owner 1:	SHRESTHA BIBHOO & BARSHA
Owner 2:	
Owner 3:	
Street 1:	44 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SHRESTHA BIBHOO -
Owner 2:	-
Street 1:	44 BEACON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1967, having primarily Wood Shingle Exterior and 1465 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7746												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	468,800			468,800
Total Card	0.000	468,800			468,800
Total Parcel	0.000	468,800			468,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	320.00	/Parcel:	320.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	461,800	0	.		461,800	461,800	Year End Roll	12/18/2019
2019	102	FV	424,000	0	.		424,000	424,000	Year End Roll	1/3/2019
2018	102	FV	375,300	0	.		375,300	375,300	Year End Roll	12/20/2017
2017	102	FV	342,400	0	.		342,400	342,400	Year End Roll	1/3/2017
2016	102	FV	342,400	0	.		342,400	342,400	Year End	1/4/2016
2015	102	FV	321,700	0	.		321,700	321,700	Year End Roll	12/11/2014
2014	102	FV	307,200	0	.		307,200	307,200	Year End Roll	12/16/2013
2013	102	FV	307,200	0	.		307,200	307,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHRESTHA BIBHOO	159-72	2	10/26/2020	Convenience	99	No	No		
LI DAREN & HELE	126-32		6/19/2013		419,000	No	No		
PROEME ADRIANUS	90-129		9/26/2005		385,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2018	1747	Re-Roof	11,720	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/20/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

